



# DEPARTMENT OF **NEIGHBORHOOD SERVICES**

**ENGAGING NEIGHBORHOODS • ENSURING SAFETY • ENHANCING DEVELOPMENT**

**MILWAUKEE.GOV/DNS**

# Proposed development



## Proposed production facility





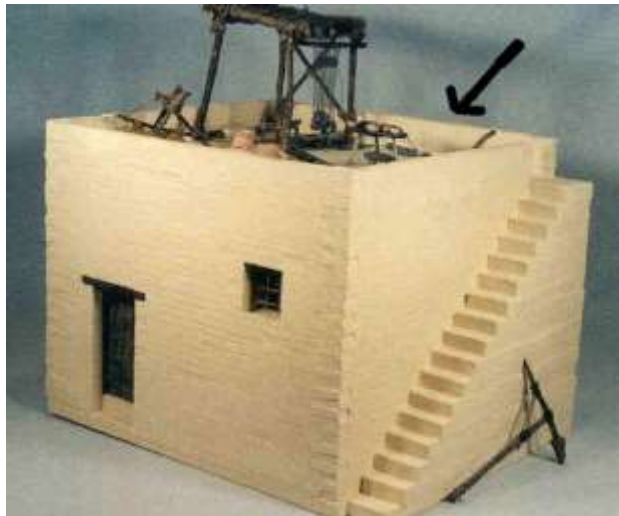
# Development Center

- 809 N. Broadway, (414) 286-8211, [milwaukee.gov/permits](http://milwaukee.gov/permits)
- Permit applications, building code and zoning, plan reviews
- 32,722 permits issued in 2017  
(60% of permits filed electronically)



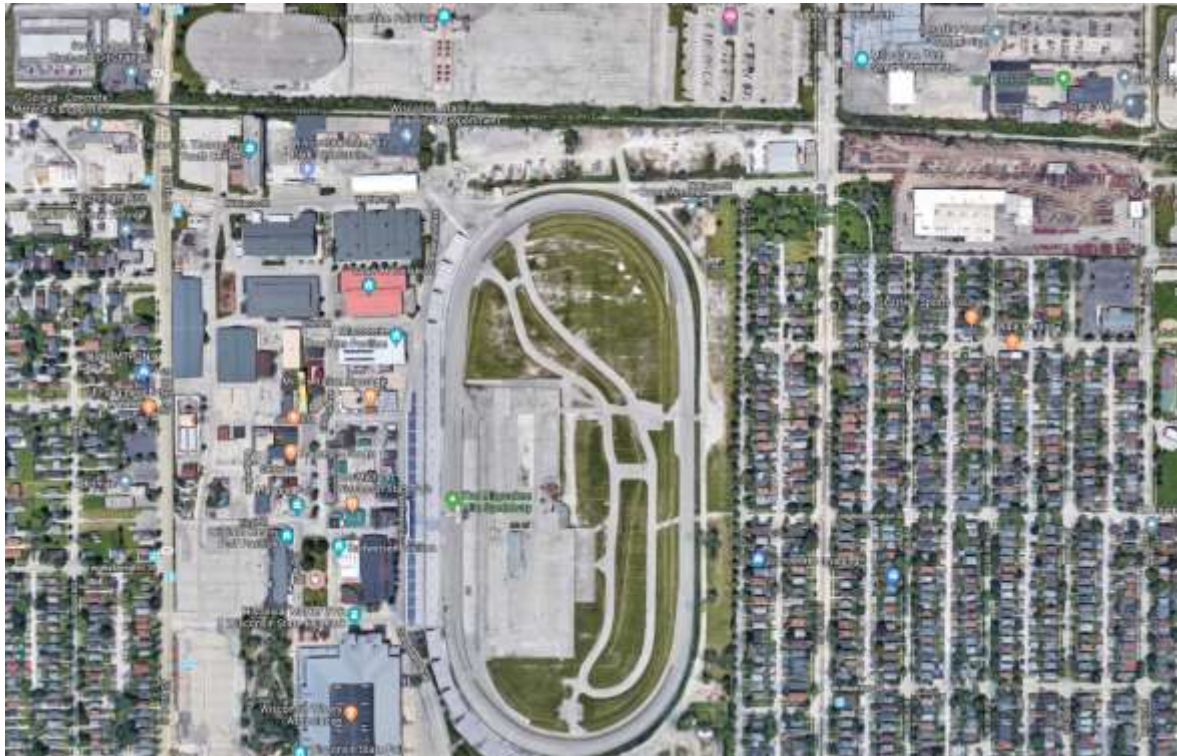
# Since when do I need a permit?

- The earliest known written building code is included in the Code of Hammurabi, which dates from **circa 1772 BC**. The book of Deuteronomy in the Hebrew Bible stipulated that parapets must be constructed on all houses to prevent people from falling off. *Source: Wikipedia*



# Since when can't I build a race track on this block?

- The first zoning code for the City of Milwaukee, passed by the Common Council in **1920**, established the rights of the City to control the land uses that were permitted in designated zoning districts. The earliest zoning laws in the US originated with the Los Angeles zoning ordinances of **1908** and the New York City Zoning resolution of **1916**.



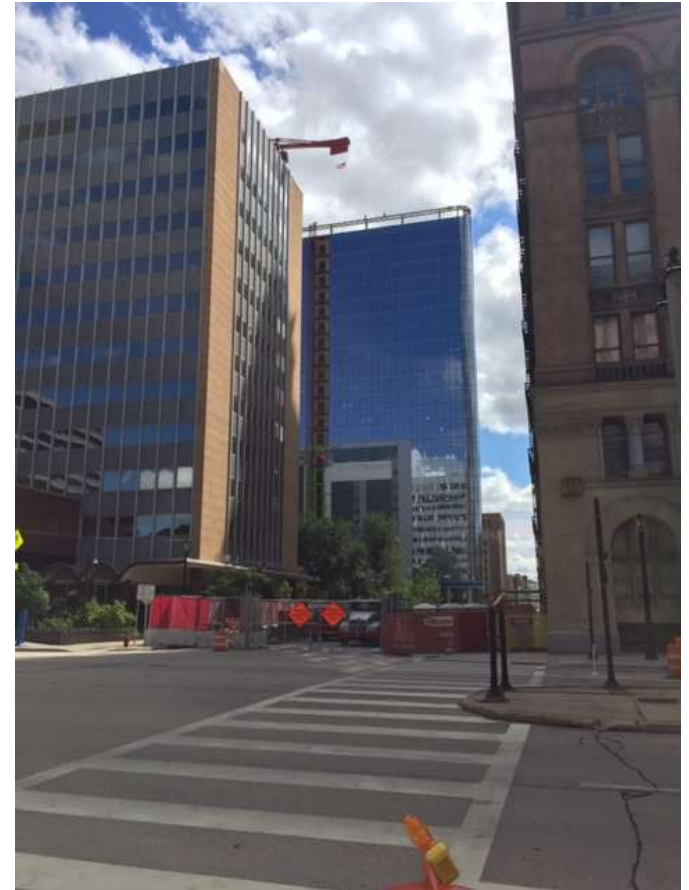
# Building in the City of Milwaukee

- **Population:** ~ 600,000
- **Number of structures:** ~160,000
- **1888** – Milwaukee requires building permits
- **1914** – State of WI adopts 1<sup>st</sup> statewide commercial building code in the nation
- **1999 - Development Center** created with the goal of coordinating & consolidating multi-agency approval processes for large & small projects



# Building in the City of Milwaukee

- 10+ year construction boom





# Building in the City of Milwaukee



# Building in the City of Milwaukee



# Why are permits required?

- **Life safety**
  - Fire! Get me out of this building!
- **Health**
  - Indoor air quality
  - Sanitary fixture requirements
- **Welfare**
  - Why does my bed not fit in this bedroom?
  - Why can't I get my wheelchair through this door?





## Why are permits required?

- Permits are intended to ensure compliance with the minimum requirements for life safety, health & welfare. Rules include:
  - Building code
  - Electrical code
  - Elevator code
  - Plumbing code
  - Sprinkler and fire alarm codes
  - Heating, cooling and ventilation codes
  - Gas systems codes
  - Fire code
  - Federal and State floodplain regulations
  - Public Works regulations – city infrastructure & services
  - Zoning code: signs, landscaping, density, use regulations

# Why else are permits required?

- **Fees** - revenue offsets cost of associated City services
- **Assessor** - Ensure accurate and equitable valuations
- **State of Wisconsin**
  - Shared revenue – often based on “new construction”
  - DNR floodplain regulation
- **Census bureau**
- **Historic Preservation**



# What needs a permit?

- City code says everything needs a permit. Yes, even work within your own residence.
- *No person may erect, construct, enlarge, alter, repair, move, improve, convert to new uses, raze or demolish any building or structure, nor install therein any equipment, occupy and use any building, structure, equipment or premises or cause the same to be done or commence any excavation on any premises without first obtaining a permit from the commissioner and paying the fee as prescribed by this code.*





# Everything needs a permit? Well, not quite:

- **Exceptions include, but are not limited to:**
  - Replacement of plumbing fixtures in one- or 2-family dwellings without alteration of water supply and distribution systems, sanitary drainage systems or vent systems.
  - Replacement of general-use snap switches, dimmer and control switches, and luminaries (lighting fixtures) in one- or 2-family dwellings.
  - Replacement of unlimited quantities of roof covering or siding for one- and 2-family dwellings, and replacement of 1,000 square feet or 25% of roof covering, whichever is less in all other use groups.
  - Installation or replacement of floor finishes in all occupancies.



## So how do I get a permit?

- **Prepare plans for your project**
  - Most commercial work requires a design professional
- **Hire contractors with appropriate licenses/credentials**
  - City licensed and State-credentialed contractors
    - Concrete contractors
    - Home improvement contractors
    - Dwelling contractors
    - Electricians
    - HVAC contractors
    - Plumbers
    - Fire protection, etc.
- **Submit construction documents or permit applications**
  - View submittal requirements and processes at the Development Center site: [www.city.Milwaukee.gov/permits](http://www.city.Milwaukee.gov/permits)

# Development Center

- 809 N. Broadway, 1<sup>st</sup> floor
- Hours: M,W,R & F 8-4:30 Tuesday 8-12
- Online at [www.city.milwaukee.gov/permits](http://www.city.milwaukee.gov/permits)
- (414) 286-8211
- [DevelopmentCenterInfo@milwaukee.gov](mailto:DevelopmentCenterInfo@milwaukee.gov)





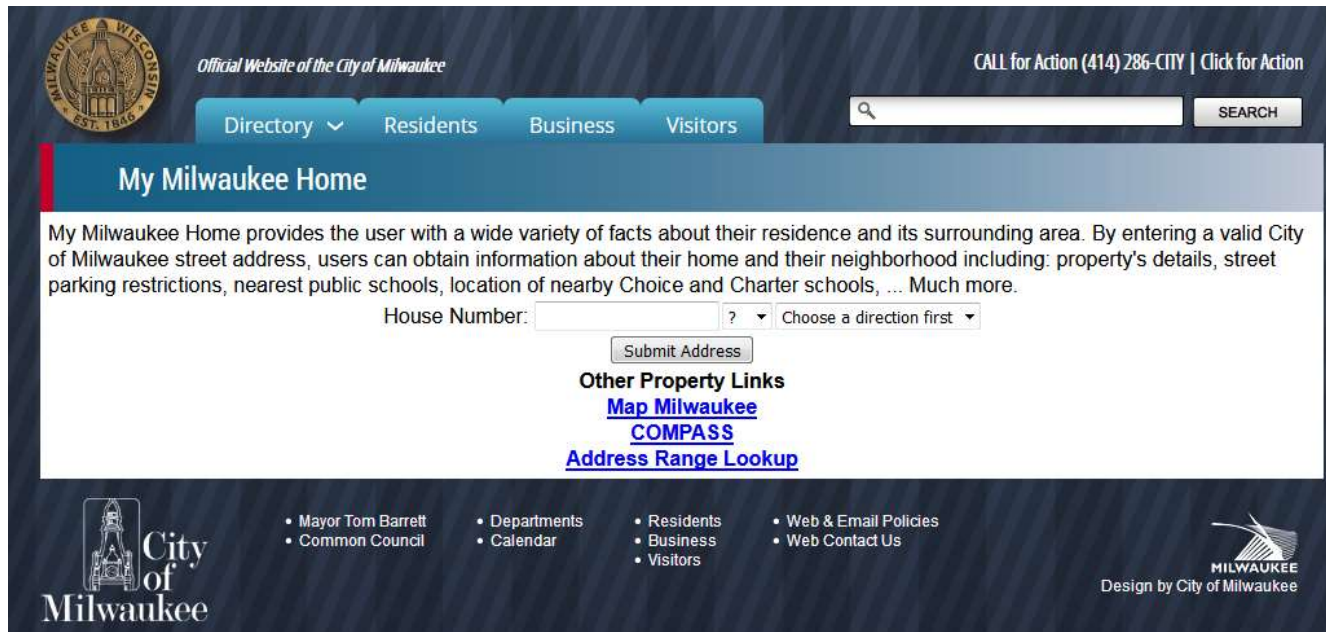
## Development Center website: [www.city.Milwaukee.gov/permits](http://www.city.Milwaukee.gov/permits)

- LMS provides citizens, businesses, and visitors access to government services online, 24 hours a day, 7 days a week.
- QLess app - online check-in
- State code links
- Quick links:
  - Does it need a permit?
  - Links to City codes
  - Info sheets – submittal requirements, etc.
  - Homeowner resource page
  - Parcel information
  - Licensed contractor info



# Property data – My Milwaukee Home

- Use the Property Data link within the Find It Fast section of the City webpage to access My Milwaukee Home, or point your browser directly to [www.Milwaukee.gov/MyMilwaukeeHome](http://www.Milwaukee.gov/MyMilwaukeeHome).
- The Special Interest tab provides zoning, historic, floodplain info and references many other issues affecting permitting and development.



The screenshot shows the 'My Milwaukee Home' section of the City of Milwaukee's official website. At the top, there is a navigation bar with links for 'Directory', 'Residents', 'Business', and 'Visitors'. A search bar is located on the right side of the navigation bar. Below the navigation bar, the 'My Milwaukee Home' title is displayed. The main content area explains that the service provides information about a user's residence and its surrounding area, including property details, street parking restrictions, nearest public schools, and location of nearby Choice and Charter schools. A form is provided for users to enter their 'House Number' and 'Choose a direction first' (with a dropdown arrow). A 'Submit Address' button is located below the form. Underneath the form, there are links for 'Other Property Links', including 'Map Milwaukee', 'COMPASS', and 'Address Range Lookup'. The footer of the page contains the City of Milwaukee logo, a list of links for Mayor Tom Barrett, Common Council, Departments, Calendar, Residents, Business, Visitors, Web & Email Policies, and Web Contact Us. The footer also includes the text 'Design by City of Milwaukee'.

Official Website of the City of Milwaukee

CALL for Action (414) 286-CITY | Click for Action

Directory ▾ Residents Business Visitors

My Milwaukee Home

My Milwaukee Home provides the user with a wide variety of facts about their residence and its surrounding area. By entering a valid City of Milwaukee street address, users can obtain information about their home and their neighborhood including: property's details, street parking restrictions, nearest public schools, location of nearby Choice and Charter schools, ... Much more.

House Number:  ? ▾ Choose a direction first ▾

Other Property Links

[Map Milwaukee](#)

[COMPASS](#)

[Address Range Lookup](#)

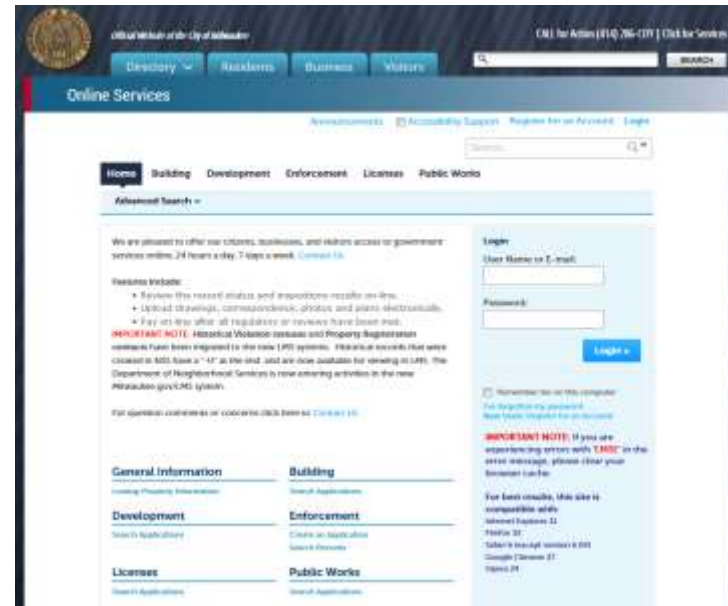
City of Milwaukee

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MILWAUKEE  
Design by City of Milwaukee

# LMS – Land Management System

- LMS provides citizens, businesses, and visitors access to government services online, 24 hours a day, 7 days a week.
- Use LMS to apply for permits, review the status of your application, upload documents electronically, pay online after reviews are complete, search for complaints, permits and orders, and more.
- Register today!



# DNS Permit & Development – Contact Us/Questions?

## Presenter:

- Jeff Zagar, Development Center Operations Manager
- Still not sure if your proposal requires a permit, or unsure as to your permit or plan review process? Contact or visit the Development Center:
  - 809 N. Broadway, 1<sup>st</sup> floor
  - Hours: M,W,R & F 8-4:30 Tuesday 8-12
  - Online at [www.city.milwaukee.gov/permits](http://www.city.milwaukee.gov/permits)
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- Follow DNS on Twitter @MilwaukeeDNS



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